



**SPACIOUS COMMERCIAL WORKSHOP/INDUSTRIAL UNIT
AVAILABLE TO LET ADJOINING TOOLSTATION AND HOWDENS**

**Unit 5,
St Mary's Trading Estate,
Moorswater
Liskeard
PL14 4LJ**

£40,000 PA + VAT

DESCRIPTION

Unit 5 is a large 10,100 square foot workshop premises previously used as a car sales storage unit and adjoins national firms such as Toolstation and Howdens. The space has been sub-divided but is desired to be let as a whole to one tenant. The property is located in a prime position adjoining the main A38 roadway.

ACCOMMODATION

This briefly comprises:
(All measurements being approximate):-

Reception Area – 18.10 x 15.65 (59'4" x 51'3") plus 11.98 x 1.19 (39'3" x 3'9") (average)

Unit 5A – 25.62 x 9.75 (84'1" x 31'10")

Unit 5B – 25.56 x 9.64 (83'9" x 31'7") – to include Cloakroom/wc with low level wc, stainless steel sink unit with cold water only.

Office Area – 6.02 x 3.97 (19'8" x 12'9") – with dado rail trucking around and fibre broadband.

Unit 5C – 13.3 x 11.11 (43'6" x 36'5") (average)

The height of the building is 4 metres rising to 5.4 metres at the highest point.

Total Floor area approximately 10,100 square foot.

Outside

Small parking area to the front.

SERVICES

Mains electricity, water and drainage are connected.

LEASE

The property is available on a long term lease.

The Tenant will be responsible for the full repair and insurance of the building.

The Tenants will be required to pay for all the utilities and outgoings.

Each party will pay their own costs for the preparation of a new lease.

RATES

The Tenants will be responsible for their own Business Rates.

RATEABLE VALUES

Unit 5 - £12,500 (VOA 2023 Listing)

Unit 5A - £12,500 (VOA 2023 Listing)

Unit 5B - £13,000 (VOA 2023 Listing)

SERVICE CHARGE

£2,751.50 per annum based on 2023/24 figures for maintenance of the common areas, including grounds maintenance.

INSURANCE

The Tenant will need to reimburse the Landlord the premium for the buildings insurance and will be liable for their own contents policy.

RENTAL

£40,000 per annum payable quarterly in advance.

VAT

All figures are quoted exclusive of VAT – where applicable.

EPC RATING - C

DIRECTIONS

St Mary's Trading Estate can be found adjacent to the A38 roadway at Moorswater. The Unit is situated on the same estate as Howdens and Toolstation.

For viewing arrangements and further particulars, please contact the Agents –

JEFFERYS - 01579-342400

Below picture shows the unit before the division wall has been built

St Austell

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